

Sanpete County Planning Commission Meeting

April 10, 2013, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Thell Stewart, Mary Anderson, Leon Day, Joe Nielsen, Sanpete County Commissioner Steve Frischknecht, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson. (Gene Jacobson, Paul Rasmussen, Nathan Palmer, Curtis Ludvigson are excused.)

Meeting is called to order by Chair Thell Stewart.

DANIEL STUTZ: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A SEMI-DEVELOPED CAMPGROUND/RV PARK NAMED BIG HOLLOW CAMPGROUND. LOCATED IN THE BC ZONE WITH 6.48 ACRES JUST NORTH OF THE BIG HOLLOW ROAD ON THE WEST SIDE OF HIGHWAY 89 ON S 20186X1 AND S 20186X3. CAMPGROUND WILL CONTAIN UP TO 50 INDIVIDUAL SEASONAL CAMP SITES WITH WATER.

Daniel Stutz is present. Thell reviewed request. He summarized his plan to have a campground park he can bring his family to and give other people the same opportunity to camp for up to 2 weeks. He has approval for road, septic tank permit and water system including WUI. There is an existing well and the State Water Rights has allocated 2 acre feet of water for the camp sites. He plans to build a pavilion for groups. Power will be installed later only if the demands are there. Location is discussed. He will plant trees and bushes. The campground will contain up to 50 individual seasonal camp sites. No hook-ups for RV's. George Johansen, from the audience commented about the need to install a fence and cattleguard to keep cattle out of the campground. He also has a concern with four wheelers going out of the campground and riding on the surrounding private lands. Time limit for use was discussed. He will have a fee box for payment.

Motion is made by Joe Nielsen to approve a Conditional Use Permit for a Semi-Developed Campground/RV Park Named Big Hollow Campground with the conditions of installing a fence to keep cattle out and having a 2 week time limit for the campers. Motion is seconded by Mary Anderson, motion passes.

STEPHEN AND DIANE COTE: REQUESTS APPROVAL OF THE PRELIMINARY PLAN FOR A 1-LOT MAJOR SUBDIVISION. LOCATED ½ MILE SOUTH OF SPRING CITY IN THE A ZONE WITH 10 ACRES ON S 27310X1. THE FIRST SUBDIVISION ON THE ORIGINAL PARCEL IS THE DOG HOLLOW ESTATES SUBDIVISION

They are present. The concept plan was presented at last month's meeting. Thell reviews their request. They now have the septic tank, water, and power. Dennis Watson from the audience approves of their subdivision but has a concern about the wetlands, ground water, and his artesian well becoming contaminated if the area becomes too developed. He suggested the Commission be careful when approving development in the area. Mr. Nielsen agreed Mr. Watson has a legitimate reason to be concerned about the water and would take his concern seriously. Motion is made by Mary Anderson to approve the Preliminary plan for a 1-lot major subdivision. Located on S 27310x1, ½ mile south of Spring City in the A zone with 10 acres. Motion is seconded by Joe Nielsen, motion passes. The County Commission will hear this matter at their next meeting, before returning to the Planning Commission for a final approval of the subdivision.

APPROVAL OF MINUTES

Motion is made by Leon Day to approve the Planning Commission minutes of March 13, 2013 with no corrections. The motion is seconded by Mary Anderson, and the motion passes.

With no further business before the Planning Commission, motion to adjourn and go into a work meeting is made by Joe Nielsen. The motion is seconded by Mary Anderson, and the motion passes.

WORK MEETING

Mr. Day presented and reviewed a road ordinance from another county. Discussed ordinances the county has in regards to dedicating private roads to county roads if they are built to County standards. Discussed requirement of an easement or dedication of land to allow for expansion of the road for access into subdivisions or where the subdivision fronts a county road.

Motion is made by Leon Day to adjourn work meeting and adjourn Planning Commission meeting. The motion is seconded by Joe Nielsen, and the motion passes.

The meeting is adjourned at 7:55 P.M.